

MassNAHRO Annual Conference | May 2012

---

# ► Cycling for Success



# Cycling for Success

---

- ▶ **Congratulations**  
**&**
- ▶ **THANK YOU!**



# Cycling for Success

---

- ▶ For making formula funding a success
- ▶ Every single LHA submitted its CIP



# Session Goals

---

- ▶ **Introduction/Framework for Discussion**
- ▶ **What We've Accomplished**
- ▶ **Status Update**
- ▶ **What's Next**
- ▶ **Integrating Your Planning Cycle: Operating & Capital**



# What We've Accomplished

---

- ▶ 235 out of 235 LHAs have submitted CIPs (100% -- A+)
- ▶ 171 CIPs have been approved
- ▶ 984 FF projects are underway
- ▶ 8,200,000 FF dollars have been spent





# What We've Learned

---

- ▶ LHA interest
  - Capital Planning
- ▶ LHA capacity
  - Use FF and operating dollars wisely
- ▶ Training & Technical Assistance
  - Smaller, hands on training sessions
    - Side-by-side
    - *GoToMeeting*
    - *JoinMe*



# What We've Learned

---

- ▶ **Capital Improvement Management System (CIMS) & Capital Improvement Plans (CIP)**
  - Primary Plans, not Alternate Plans
  - Thoughtful
  - Alternate Plans to Match Projects to Cap Shares
  
- ▶ **Capital Planning System (CPS)**
  - Accurate TDCs
  - Changes in CIMS
  
- ▶ **Construction prices remain low**



# Formula Funding: Going Forward

---

- ▶ New Awards & Cap Share for FY'15 September 2012
- ▶ Submission of 2<sup>nd</sup> year plans
  - 45 days after the operating budget is due
- ▶ CIMS 2.0 will ready August/September

Fiscal Year	Budget Due	CIP Due
7/1	6/1	7/15
10/1	9/1	10/15
1/1	12/1	1/15
4/1	3/1	4/15





# Formula Funding: Going Forward I

---

- ▶ Projects with Construction Cost less than \$25,000 will be run by LHAs
  - LHA's primary resource will be a **Small Project Guide** (coming soon)
  - Staff will answer specific questions on an "as available" basis
    - Project Managers
    - Architects
    - Engineers
    - Construction Advisors
    - Housing Management Specialists
    - Facilities Management Specialists



# Formula Funding: Going Forward II

---

## ► Training & Tools

- CPS Update Wizard
- CIMS 1.1 FY'13
- CIMS 2.0 August/September 2012
- Regional seminars & demonstrations
  - Geared to actual submission dates
  - Regular schedule
- Side-by-side, *GoToMeeting* & *JoinMe* help sessions
- DHCD website & available documents
  - Small Project Guide (<\$25,000)
  - Project Templates
    - CPS Template Projects
    - Unit Price Bid Packages



# What's Next: CPS

---

- ▶ Update Wizard will help walk you through updating for completed project
- ▶ Construction Advisors will have Wi-Fi laptops & will help with CPS
- ▶ New, improved field form for update inspections
- ▶ Project Templates by DHCD staff
- ▶ Regular ongoing series of CPS classes
  - Refresher courses
  - New staff
  - Changes & updates



# What's Next: CIMS 1.1

---

- ▶ Incorporates schedule & spending information from FISH
- ▶ Monitors compliance of actuals with approved CIP
- ▶ Notifies when substantially out of compliance
- ▶ Modifications to out-year projects (no FISH number) in CIMS
- ▶ Modifications to current projects only in FISH (will need to work with PM for this)





# What's Next: CIMS 1.1

---

- ▶ Allows for plan modifications within certain limits without DHCD approval, provides for revisions and DHCD approval process
- ▶ Target date for availability is as early as possible in FY'13
- ▶ Training for CIMS 1.1 will be as needed to enable people to use it to modify their CIP to reflect actuals





# What's Next: CIMS 2.0

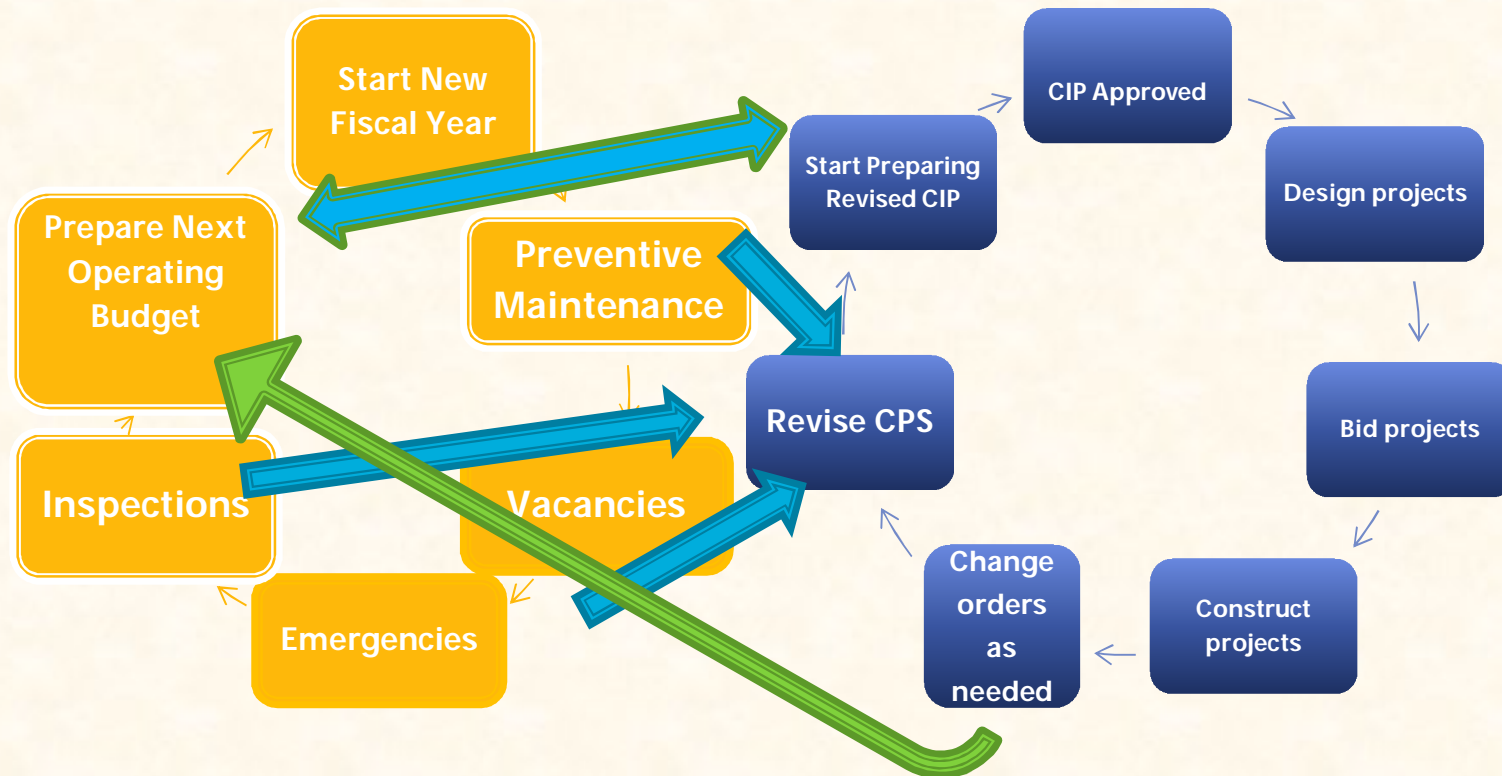
---

For 2<sup>nd</sup> year CIP

- ▶ Rollout August – September
- ▶ Shows past year actuals, keeps current plan year open for modification or revision & adds 2 additional years for planning
- ▶ Trying to streamline approval process in order to shorten time between submission & approval
- ▶ Training for CIMS 2.0 will be smaller group formats
  - some general information
  - working with LHA's data & plan
  - timed to submission dates



# Points of Interaction

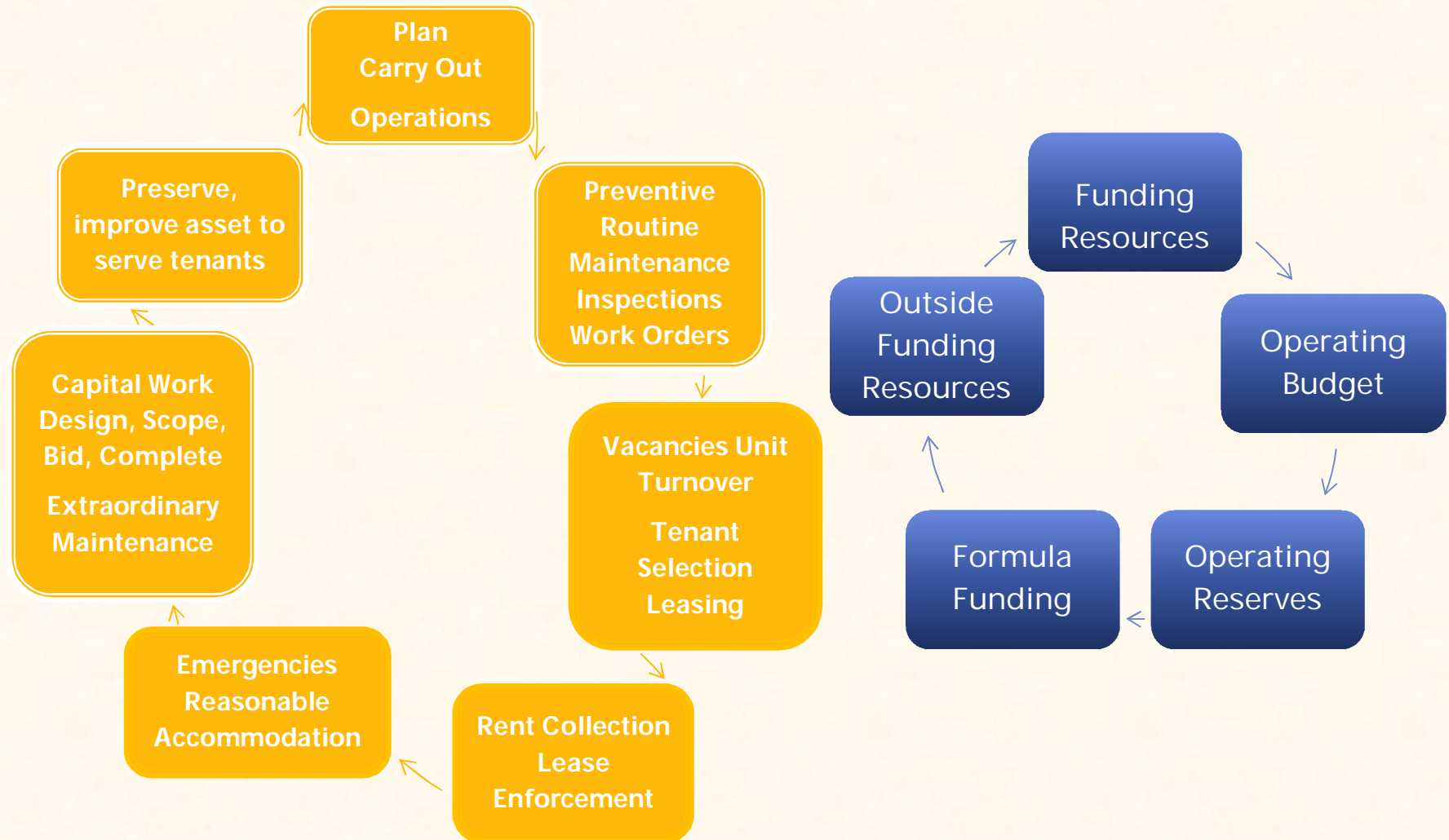


OPERATING

CAPITAL

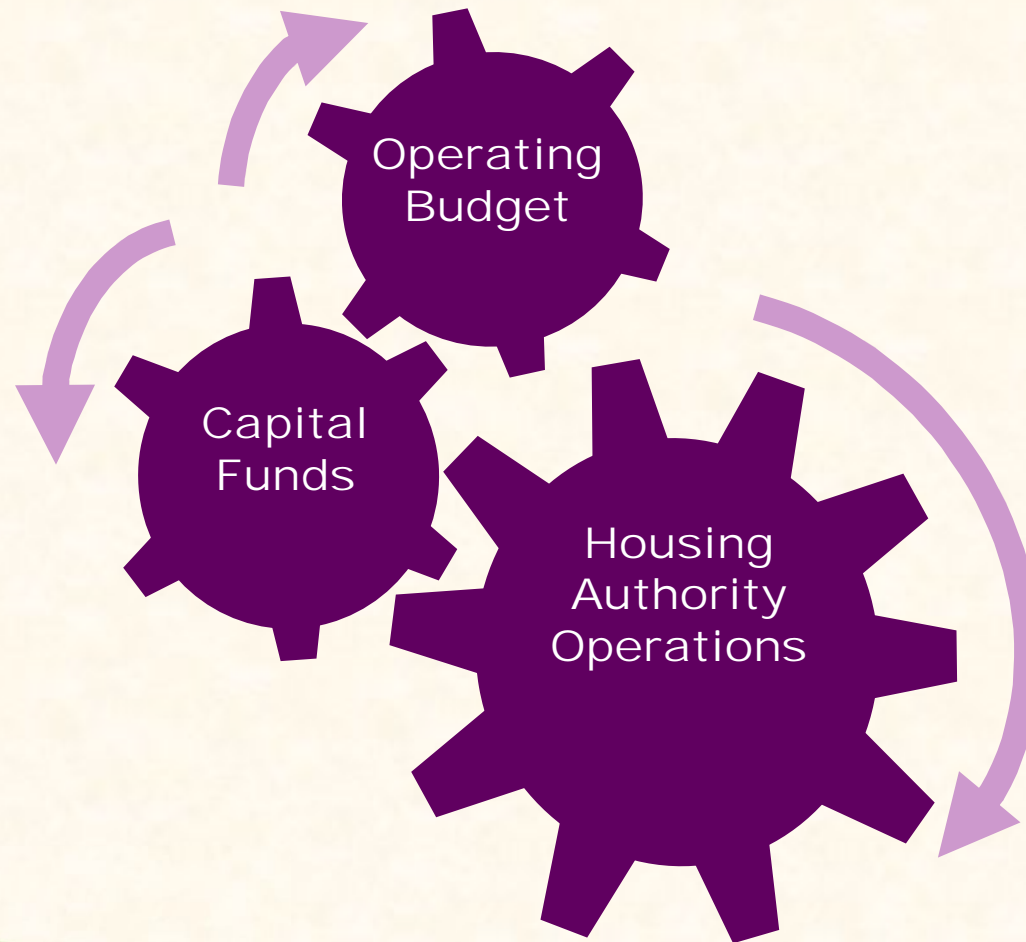


# Operations & Funding



# Balancing Dollars to Operations

---





# How do you see it?

---





# A Local Perspective

---

- ▶ Lisa Audette  
Executive Director  
Franklin Housing Authority



# A Local Experience

---

- ▶ Constance Desbiens  
Executive Director  
Dartmouth Housing Authority



# A Local View

---

- ▶ Peter Proulx  
Director of Facilities Management  
Fall River Housing Authority



# Discussion

---

- ▶ Q & As
- ▶ Observations
- ▶ Comments



# Wrap Up

---

- ▶ Thank you for your participation this morning
- ▶ Thank you again for all of your work in successfully moving to Formula Funding
- ▶ Job well done

